

099.0

0006

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

649,500 / 649,500

USE VALUE:

649,500 / 649,500

ASSESSED:

649,500 / 649,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
96		WINCHESTER RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PELUSO RUTH	
Owner 2:	
Owner 3:	

Street 1: 643 E END AVE	
Street 2:	

Twn/City: PITTSBURGH	
St/Prov: PA	Cntry:
Postal: 15221	Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 7,357 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 1613 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Price Units
Code Fact
Unit Type Land Type LT Factor
Base Value
Unit Price
Adj
Neigh

101	One Family	7357	Sq. Ft.	Site	0	70.	0.87	4														

IN PROCESS APPRAISAL SUMMARY										Legal Description									
Use Code										Land Size									
101										Building Value									
7357.000										Yard Items									
201,000										Land Value									
448,500										Total Value									
649,500																			

Total Card	0.169	201,000	448,500	649,500	Entered Lot Size
Total Parcel	0.169	201,000	448,500	649,500	Total Land:

Source: Market Adj Cost	Total Value per SQ unit /Card:	402.72	/Parcel: 402.7	Land Unit Type:
-------------------------	--------------------------------	--------	----------------	-----------------

PREVIOUS ASSESSMENT										Parcel ID	099-0-0006-0003.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	101	FV	201,000	0	7,357.	448,500	649,500	649,500	Year End Roll	12/18/2019			
2019	101	FV	182,500	0	7,357.	448,500	631,000	631,000	Year End Roll	1/3/2019			
2018	101	FV	182,500	0	7,357.	384,400	566,900	566,900	Year End Roll	12/20/2017			
2017	101	FV	182,500	0	7,357.	358,800	541,300	541,300	Year End Roll	1/3/2017			
2016	101	FV	182,500	0	7,357.	307,500	490,000	490,000	Year End	1/4/2016			
2015	101	FV	181,600	0	7,357.	275,500	457,100	457,100	Year End Roll	12/11/2014			
2014	101	FV	181,600	0	7,357.	255,000	436,600	436,600	Year End Roll	12/16/2013			
2013	101	FV	181,600	0	7,357.	243,100	424,700	424,700		12/13/2012			

PREVIOUS ASSESSMENT										Parcel ID	099-0-0006-0003.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	101	FV	201,000	0	7,357.	448,500	649,500	649,500	Year End Roll	12/18/2019			
2019	101	FV	182,500	0	7,357.	448,500	631,000	631,000	Year End Roll	1/3/2019			
2018	101	FV	182,500	0	7,357.	384,400	566,900	566,900	Year End Roll	12/20/2017			
2017	101	FV	182,500	0	7,357.	358,800	541,300	541,300	Year End Roll	1/3/2017			
2016	101	FV	182,500	0	7,357.	307,500	490,000	490,000	Year End	1/4/2016			
2015	101	FV	181,600	0	7,357.	275,500	457,100	457,100	Year End Roll	12/11/2014			
2014	101	FV	181,600	0	7,357.	255,000	436,600	436,600	Year End Roll	12/16/2013			
2013	101	FV	181,600	0	7,357.	243,100	424,700	424,700		12/13/2012			

PREVIOUS ASSESSMENT										Parcel ID	099-0-0006-0003.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	101	FV	201,000	0	7,357.	448,500	649,500	649,500	Year End Roll	12/18/2019			
2019	101	FV	182,500	0	7,357.	448,500	631,000	631,000	Year End Roll	1/3/2019			
2018	101	FV	182,500	0	7,357.	384,400	566,900	566,900	Year End Roll	12/20/2017			
2017	101	FV	182,500	0	7,357.	358,800	541,300	541,300	Year End Roll	1/3/2017			
2016	101	FV	182,500	0	7,357.	307,500	490,000	490,000	Year End	1/4/2016			
2015	101	FV	181,600	0	7,357.	275,500	457,100	457,100	Year End Roll	12/11/2014			
2014	101	FV	181,600	0	7,357.	255,000	436,600	436,600	Year End Roll	12/16/2013			
2013	101	FV	181,600	0	7,357.	243,100	424,700	424,700		12/13/2012			

PREVIOUS ASSESSMENT										Parcel ID	099-0-0006-0003.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	101	FV	201,000	0	7,357.	448,500	649,500	649,500	Year End Roll	12/18/2019			
2019	101	FV	182,500	0	7,357.	448,500	631,000	631,000	Year End Roll	1/3/2019			
2018	101	FV	182,500	0	7,357.	384,400	566,900	566,900	Year End Roll	12/20/2017			
2017	101	FV	182,500	0	7,357.	358,800	541,300	541,300	Year End Roll	1/3/2017			
2016	101	FV	182,500	0	7,357.	307,500							

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch				Full Bath: 1	Rating: Average			2 FRPL BLOCKED. OF=WETBAR SINK.											
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:	%			OthrFix: 1	Rating: Average														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good														
Color: WHITE				A Kits:	Rating:														
View / Desir:				Fppl: 2	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1956	Eff Yr Blt:			Location:															
Alt LUC:				Total Units:															
Jurisdct:				Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wall: 2 - Plaster	Functional:		%	Interior:	1	6	2												
Sec Int Wall:	Economic:		%	Additions:															
Partition: T - Typical	Special:		%	Kitchen:															
Prim Floors: 3 - Hardwood	Override:		%	Baths:															
Sec Floors: 4 - Carpet	Total: 26.4	10%	%	Plumbing:															
Bsmnt Flr: 12 - Concrete				Electric:															
Subfloor:				Heating:															
Bsmnt Gar:				General:															
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wall:	% Sprinkled:																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 099.0-0006-0003.0										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
More: N				Total Yard Items:				Total Special Features:				Total:							